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NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT DEPARTMENT

(H1)

DRAFT VARIATION TO THE MASTER PLAN OF THE TOWN PLANNING BHIMAVARAM MUNICIPALITY FOR CHANGE OF LAND USE OF THE LAND FROM PARK USE TO RESIDENTIAL USE IN SIVARAOPETA OF BHIMAVARAM.

[Memo No. 19905/H1/2009-3, Municipal Administration & Urban Development, 16th June, 2010.]

The following draft variation to the Bhimavaram General Town Planning Scheme, the Master Plan which was sanctioned in G.O.Ms. No. 951, MA., dated 27-11-1987, is proposed in exercise of the powers conferred by clause (a) of sub-section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920 (Act VII of 1920) is hereby published as required by clause (b) thereof.

Notice is hereby given that the draft will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Andhra Pradesh Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Andhra Pradesh. Objections or suggestions should be addressed to the Principal Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, Andhra Pradesh, Hyderabad-500 022.

DRAFT VARIATION

The site in R.S. No. 123/2, Sivaraopeta of Bhimavaram to an extent of Ac. 0.35 cents, the boundaries of which are as shown in the schedule below and which is earmarked for Park use in the General Town Planning Scheme (Master Plan) of Bhimavaram Town sanctioned in G.O.Ms. No. 951 MA., dated 27-11-1987, is now proposed to be designated for Residential use by variation of change of land use as marked as "A" as shown in the revised part proposed land use map GTP No. 8/2010/R, which is available in the Municipal Office, Bhimavaram Town, subject to the following conditions:-

1. The applicant shall pay development / conversion charges as per G.O.Ms. No. 158, MA., dated 22-03-1996 to the Bhimavaram Municipality before issue of confirmation orders.
2. That the title and Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
3. That the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
4. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
5. The change of land use shall not be used as the proof of any title of the land.
6. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
7. The applicant shall obtain layout / development permission from Director of Town and Country Planning / competent authority as the case may be.
8. The applicant shall obtain prior approval from the competent authority for any development in the proposed site.
9. The applicant shall surrender 10% of land adjoining the approved layout open space.
10. The applicant shall not take any development activity before approval from the competent authority.
11. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

- North** : Park as per Master Plan.
East : Open space of approved L.P.No. 201/82.
South : GTP. No. 33/2008/R.
West : Park as per Master Plan.

DRAFT VARIATION TO THE GENERAL TOWN PLANNING SCHEME OF ELURU MUNICIPAL CORPORATION FOR CHANGE OF LAND USE OF THE LAND FROM AGRICULTURE USE ZONE TO RESIDENTIAL USE IN SOMAVARAPPADU GRAM PANCHAYAT, DENDALURU MANDAL, ELURU.

[Memo No. 1348/H1/2010-1, Municipal Administration & Urban Development, 16th June, 2010.]

The following draft variation to the Eluru General Town Planning Scheme, the Master Plan which was sanctioned in G.O.Ms. No. 312, MA., dated 25-07-1975, is proposed in exercise of the powers conferred by clause (a) of sub-section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920 (Act VII of 1920) is hereby published as required by clause (b) thereof.

Notice is hereby given that the draft will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Andhra Pradesh Gazette and that any objections or suggestions which may be received from any person with respect there to before expiry of said period will be considered by the Government of Andhra Pradesh. Objections or suggestions should be addressed to the Principal Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, Andhra Pradesh, Hyderabad-500 022.

DRAFT VARIATION

The site in R. S. No. 125/2A & 2C of Somavarappadu Gram Panchayat, Dendaluru Mandal, Eluru to an extent of Ac. 2.64 cents, the boundaries of which are as shown in the schedule below and which is earmarked for Agriculture use zone in the General Town Planning Scheme (Master Plan) of Eluru Town sanctioned in G.O.Ms. No. 312 MA., dated 25-07-1975 is now proposed to be designated for Residential use by variation of change of land use as marked as “ABC&D” (Ac. 2.50 cents) and as “E” (0.14 cents) as shown in the revised part proposed land use map bearing C.No. 9330/2009/R, which is available in Municipal Office, Eluru Town, **subject to the following conditions; namely:-**

1. The applicant shall pay development / conversion charges as per G.O.Ms. No. 158, MA., dated 22-03-1996 to the competent authority before issue of confirmation orders.
2. That the title and Urban land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
3. That the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
4. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
5. The change of land use shall not be used as the proof of any title of the land.
6. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
7. The applicant shall obtain layout / development permission from Director of Town and Country Planning / competent authority as the case may be.
8. The applicant shall obtain prior approval from the competent authority for any development in the proposed site.
9. The applicant shall submit the No objection Certificate from Irrigation Department since, the panta bodhi are passing and abutting to North and Southern sides of the site.
10. The applicant shall obtain development permission from the competent authority.
11. The applicant shall submit the No objection Certificate from National Highways Authorities of India before issue of confirmation orders.
12. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

for the site marked as “A-D” in the plan		for the site marked as “E” in the plan
North	: Existing 200 feet wide Bye-pass road	4 feet wide Panta Bodhi
East	: R.S. No. 124	R.S. No. 125/2A part
South	: Existing 40 feet wide road (including 5 feet wide Panta Bodhi)	Existing 200 feet wide Bye-pass road
West	: R.S. No. 125/1A and 1B	R.S. No. 125/2A part

T. S. APPA RAO,
Principal Secretary to Government (UD).